

## CITY OF ROSENBERG SPECIAL COUNCIL MEETING MINUTES

On this the 15<sup>th</sup> day of April, 2015, the City Council of the City of Rosenberg, Fort Bend County, Texas, met in a Special Session, in the Rosenberg City Hall Council Chamber, located at 2110 4th Street, Rosenberg, Texas.

### PRESENT

Vincent M. Morales, Jr.	Mayor
William Benton	Councilor at Large, Position 1
Cynthia McConathy	Councilor at Large, Position 2
Jimmie J. Pena	Councilor, District 1
Amanda Barta	Councilor, District 4

### ABSENT

Susan Euton	Councilor, District 2
Dwayne Grigar	Councilor, District 3

### STAFF PRESENT

Robert Gracia	City Manager
Anne Stark	Assistant City Secretary
John Maresh	Assistant City Manager of Public Services
Jeff Trinker	Executive Director of Support Services
Joyce Vasut	Executive Director of Administrative Services
Travis Tanner	Executive Director of Community Development
Charles Kalkomey	City Engineer
Jeanne M. McDonald	Attorney
Tommy Havelka	Police Officer
Matt Macias	Police Officer
Wade Goates	Fire Chief
Randall Malik	Economic Development Director
James Lewis	Information Services Manager
Kaye Supak	Executive Assistant

### CALL TO ORDER.

Mayor Morales called the meeting to order at 6:01 p.m.

### GENERAL COMMENTS FROM THE AUDIENCE.

*Citizens who desire to address the City Council with comments of a general nature will be received at this time. Each speaker is limited to three (3) minutes. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. It is our policy to have all speakers identify themselves by providing their name and residential address when making comments.*

### AGENDA

#### 1A. *This item was originally Agenda Item 2.*

**CONSIDERATION OF AND ACTION ON APPROVAL OF THE ISSUANCE OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155 REFUNDING TAX BONDS, SERIES 2015, IN AN AMOUNT NOT TO EXCEED \$5,565,000.00.**

**Executive Summary:** On February 03, 2015, City Council approved the issuance of Refunding Tax Bonds, Series 2015, in an amount not to exceed \$4,655,000 for Fort Bend County Municipal District No. 155 (MUD No. 155). The anticipated net present value savings was estimated at \$522,403.60.

Due to an advantageous bond market, MUD No. 155 had an opportunity to refund an amount greater than anticipated, that being \$5,565,000. MUD No. 155 is seeking authorization by the City Council to

refund \$5,565,000, thus resulting in a twelve percent (12%) savings. The net present value savings will be \$665,502.57, an additional savings of \$121,098.97.

Staff has reviewed the request and finds that the additional amount of the refunding to be advantageous to MUD 155 and its taxpayers. Staff is recommending approval of issuance of Fort Bend County Municipal Utility District No.155 Refunding Tax Bonds, Series 2015, in an amount not to exceed \$5,565,000.

**Key Discussion Points:** Jeanne H. McDonald, Attorney gave an overview of the item and introduced Susan Edwards, Attorney for MUD 155, and Julie Williams, Financial Advisor for MUD 155.

**Questions/Comments:**

C: Saving is so much better than debt.

C: This was approved at first in February. They did not sell until March, at which time they found that the deal was so good, it quickly exceeded the approval amount, so they asked us to come back to Council in order to increase this amount and increase these savings.

C: MUD numbers are not as helpful as neighborhood names. This is for Bonbrook, specifically.

Q: How long has this MUD been in existence?

A: This MUD was started around 2004-2005. We have had three issues of new bonds, and this is our first refunding bond, where we are able to retire some of the previous debt.

Q: What is the total existing debt?

A: \$17,080,000

Q: When do you think the MUD taxes will go away in this district?

A: 2038 is the final maturity of the existing debt

Q: When people move into this neighborhood, are they provided notice that this will go on until 2038?

A: They are provided a Notice to Purchasers, which is required by law, recorded in Deed Records, and updated as any information changes. It is provided in their closing documents.

Q: Is it likely that they will want to go out for further debt?

A: Yes. There will be a bond issued in 2016 or late 2015.

Q: Will this savings help on the citizens' MUD tax bill?

A: Yes, they will see the savings. The taxes are lowered as soon as possible and the annual tax bills reflect the rates.

C: On the TCEQ Water Utilities Division website, any citizen can go there at any time to look up the current tax information. Everything is electronically available at all times as required by law.

**Action:** Councilor McConathy made a motion, seconded by Councilor Pena to approve the issuance of Fort Bend County Municipal Utility District No. 155 Refunding Tax Bonds, Series 2015, in an amount not to exceed \$5,565,000.00. The motion carried by a unanimous vote of those present.

1. **REVIEW AND DISCUSS THE PROPOSED ROSE MEADOWS DEVELOPMENT, AND TAKE ACTION AS NECESSARY.**

**Executive Summary:** The developer of Rose Ranch (Fort Bend County MUD No. 66) and their land planner have approached City staff regarding continued development of the property. The last residential plat that was filed in this development was in 2005 (Section One, 165 lots). The subdivision is built out and development has essentially been dormant since that time.

The existing Land Plan was approved under previous City ordinances relating to lot size, etc., but the developer is proposing to change the layout, bringing into question whether they would have to comply with current City ordinances. A Revised Land Plan has been submitted to staff for review, but was submitted on April 9, 2015 (submittal deadline for April 15 Planning Commission meeting was March 20), so staff has not had the opportunity to conduct a full review. Normally, for a full review to be completed, a traffic impact analysis (TIA) must be submitted and, because this development has an existing Utility Agreement with the City, that would have to be reviewed as well to determine if revisions are necessary based on the new layout. The proposed plan appears to contain a number 50'x120' single-family lots as well as senior living and commercial development.

The developer has requested the opportunity to discuss this item with the Planning Commission and City Council. At this time they are referring to the development as "Rose Meadows," hence the title of the Agenda item.

**Key Discussion Points:**

- Travis Tanner, Executive Director of Community Development read the Executive Summary, gave an overview presentation, and introduced Kerry Gilbert with BGE Land Planner.
- Mr. Gilbert presented the General Plan Presentation with the following key points:
  - 165 lots currently exist and are built out, but the street and recreation center included in the original plan were never finished when development went dormant in 2007.
  - The developer is proposing senior-themed development community with features and amenities which will attract the elderly.
  - The new proposal includes building out the remainder of the development, with age-restricted and age-targeted areas, a commercial development area including businesses geared towards senior living, drainage detention ponds and walking trails, recreation facilities for seniors and their families, and an assisted senior living facility.
  - The intention of the community is to provide residences for each stage of the life cycle; from families to empty-nesters, to independent living, to assisted living.
  - The building standards in the development would be on par with, if not greater than, those of The Oaks of Rosenberg, and would be significantly higher than those of the existing Rose Ranch.
  - This area would be a Planned Unit Development (PUD) area rather than a MUD.
- After some discussion, the general consensus of Council was in support of another elderly community, and positive towards this particular development concept.

**Action:** Councilor McConathy made a motion, seconded by Councilor Pena to approve the concept of this project so that the developer can move forward. The motion carried by a unanimous vote of those present.

2. ***This item was moved to the beginning of the meeting as Agenda Item 1A.***

**CONSIDERATION OF AND ACTION ON APPROVAL OF THE ISSUANCE OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155 REFUNDING TAX BONDS, SERIES 2015, IN AN AMOUNT NOT TO EXCEED \$5,565,000.00.**

3. **ADJOURNMENT.**

There being no further business, the meeting adjourned at 6:59 p.m.



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Anne Stark, Assistant City Secretary